

Report of the Portfolio Holder for Environment and Climate Change

University of Nottingham Retrofit Roadmap1. Purpose of Report

To provide Members with an overview of the key findings from the University of Nottingham Housing Decarbonisation Report, and to demonstrate how this report will support future housing retrofit, decarbonisation and investment decisions across the Borough.

2. Recommendation

Cabinet is asked to note the findings of the report and to RESOLVE that the use of the retrofit resident information leaflet template, (Appendix 3), as the basis for developing further housing archetype guidance, be approved.

3. Detail

Broxtowe Borough Council has already made significant progress in improving the energy efficiency of its housing stock through a combination of Government-funded and Council-led retrofit programmes.

To date:

- 89 homes received retrofit improvements through Wave 2 of the Social Housing Decarbonisation Fund (SHDF), supported by approximately £2 million of investment.
- 74 homes were retrofitted through Wave 3 during 2025/26, at a cost of approximately £950,000.
- A further 143 homes are programmed for retrofit improvements during 2026/27, representing investment of approximately £1.2 million.
- An additional 130 homes are expected to receive retrofit improvements during 2027/28, with planned investment of approximately £1.15 million.
- Approximately 2,606 Council homes currently achieve EPC Band C or above.
- Around 1,700 Council homes are expected to form part of future investment programmes as the Council continues its journey towards a more energy-efficient and lower-carbon housing stock.
- The Council has secured and committed over £5.2 million of investment in its housing stock, including approximately £3 million of external funding.

This significant programme of investment demonstrates the Council's proactive approach to improving the quality, warmth and energy efficiency of its homes,

reducing carbon emissions, tackling fuel poverty and supporting residents with lower energy costs.

Housing Decarbonisation Roadmap

The Broxtowe Borough Council Housing Decarbonisation Roadmap Report was completed in early 2026 (an Executive Summary of the report is provided in **Appendix 1**). It provided a high-level assessment of retrofit opportunities across both the Borough's private housing stock and the Council's own stock. Its purpose was to identify practical and cost-effective measures to improve energy efficiency, reduce carbon emissions and address fuel poverty, while supporting the Council's commitment to achieving the Government's net zero target by 2050.

The report draws together detailed technical analysis of housing types, energy performance and retrofit interventions and has already informed wider strategic work, including the Local Area Energy Plan and the EMCCA Retrofit Strategy (**Appendix 2**).

At a strategic level, the report sets out a clear and deliverable roadmap for decarbonising the housing stock, based on a staged, fabric-first approach. This prioritises improvements to insulation and building performance in the first instance, followed by the introduction of low-carbon heating systems, with renewable technologies considered where appropriate. The findings demonstrate that a typical, phased retrofit approach can deliver significant reductions in energy demand, carbon emissions and household costs, and is generally more cost-effective and scalable than more intensive "deep retrofit" interventions.

A key outcome of the project has been to translate what is a highly technical piece of work into a format that can be more easily understood and used by residents. To support this, a simplified, leaflet-style summary has been developed to clearly communicate the types of measures that may be applicable to different homes and the benefits they can deliver. A draft version is included at **Appendix 3** and, subject to Member agreement, this will be used as a template and expanded to cover all property types across the Borough.

4. Key Decision

This report is not a key decision as defined under Regulation 8 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.

5. Updates from Scrutiny

Not applicable.

6. Financial Implications

The comments from the Interim Deputy Chief Executive and Section 151 Officer were as follows:

There are no direct financial implications arising from the recommendations contained within this report. The production and distribution of the retrofit resident information leaflet will be met from existing approved revenue budgets.

The reports referenced within this paper provide an evidence base to support future housing retrofit, decarbonisation and investment decisions. Any future capital investment programmes, funding bids or retrofit schemes affecting either the Council's housing stock or wider Borough initiatives will be subject to separate approval processes.

7. Legal Implications

The comments from the Head of Legal Services were as follows:

Legal comments are to be updated as necessary at the meeting.

8. Human Resources Implications

Not applicable.

9. Union Comments

Not applicable

10. Climate Change Implications

Improving the energy efficiency of the Borough's housing stock is a key to reducing carbon emissions, with domestic properties which currently accounts for approximately one-third of the Boroughs total emissions. The evidence presented through the Housing Decarbonisation Report, Local Area Energy Plan and EMCC Retrofit Strategy provides a strong foundation for targeting future retrofit activity, reducing fuel poverty, lowering energy consumption and supporting progress towards both local climate ambitions and the UK's Net Zero 2050 target.

11. Data Protection Compliance Implications

This report does not contain any OFFICIAL(SENSITIVE) information and there are no Data Protection issues in relation to this report.

12. Equality Impact Assessment

Not applicable.

13. Background Papers

Nil.